

# Restoration and Quality of Life: ***Historic Town Centers***

Dave Stauffer

Dave Stauffer Consulting

[Dave@DaveStaufferConsulting.com](mailto:Dave@DaveStaufferConsulting.com)

# Discuss integrated restoration in the context of this conference.





An aerial photograph of a valley. In the foreground, there are green fields and a winding road. In the middle ground, a small town with many houses is visible. In the background, there are large, rugged mountains covered in snow, with some clouds hanging around their base.

## **Integrated restoration:**

Redevelopment that protects or enhances the 3 forms of capital:

1. Economic.
2. Social
3. Natural.

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An aerial photograph of a valley. In the foreground, there are green fields and a small town with many houses. In the background, there are dark, forested mountains with patches of snow on their peaks. The sky is cloudy.

## **Context of the conference:**

- 1. What opportunities exist for restoration?**
- 2. What obstacles impede restoration?**
- 3. What policies could seize opportunities?**



## My perspective:

An aerial photograph of a small town in Montana. The town is nestled in a valley, surrounded by rolling green hills. The town features a mix of residential and commercial buildings, including a prominent white building with a green roof on the left. The foreground is filled with lush green trees and grass. The sky is blue with scattered white clouds.

**The impact of local ordinances and regulations on restoring or revitalizing the historic central core of Montana's cities and towns.**



**Opportunity  
missed.**



**Opportunity  
seized.**





# Tom & Gina got married ...



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# Built by and for coal miners, circa 1890 - 1930.





## Simple addition.



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Put 'er there.



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# They caught a bad code ...



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# Nonconformity is a matter of degree.





**This takes a little “adjustment” ...**



**... just like it would anywhere.**



A photograph of a two-story blue house with white trim. A man in a black shirt and cap stands in the yard, pointing towards a fence. The yard is filled with yellow flowers and greenery. The word "DENIED" is overlaid in large, bold, red capital letters across the center of the image.

# DENIED

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**Neighbors' support ... their houses the same  
... no other violations ... more like others.**



**Tom & Gina got married ... and moved.**





# Wesley and Betty Waters' Department Store ... 1943 - 2005.



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# Value, Part I: Main Street means shoppers.



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## Value, Part II: A second floor fit for living.



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# From Betty Waters to Peter Lewis, with a retro-renovation on the outside ...





... and upstairs apartments on the inside.



# A code-wave that's welcomed ...



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... restoring residences to Main Street.



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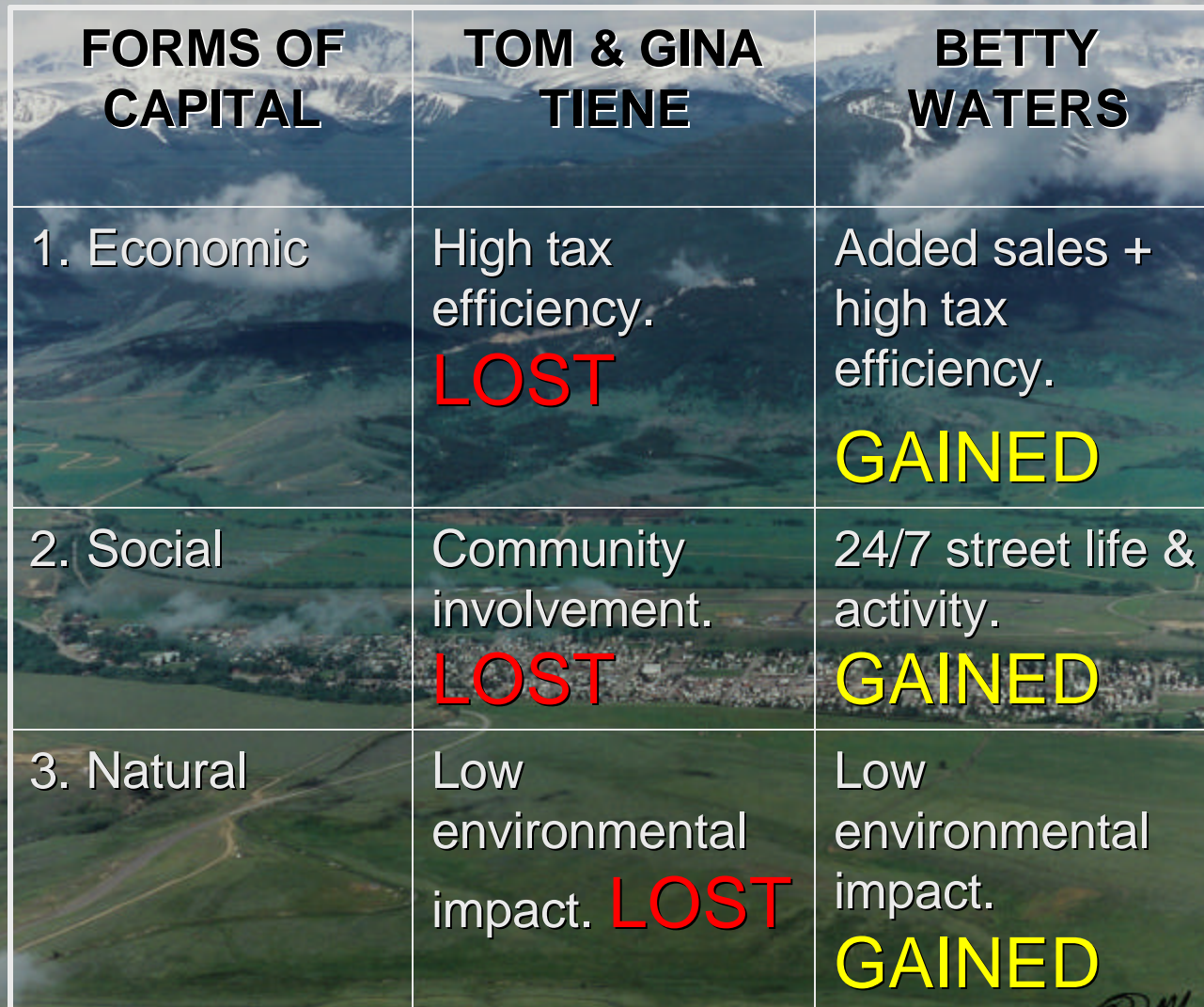
With two case studies in mind ...

... look again at “integrated restoration”  
in the context of the 3 critical questions  
to determine ...



**What are the community's gains and losses?**





| FORMS OF CAPITAL | TOM & GINA TIENE                      | BETTY WATERS  |
|------------------|---------------------------------------|---|
| 1. Economic      | High tax efficiency.<br><b>LOST</b>   | Added sales + high tax efficiency.<br><b>GAINED</b> |
| 2. Social        | Community involvement.<br><b>LOST</b> | 24/7 street life & activity.<br><b>GAINED</b>       |
| 3. Natural       | Low environmental impact. <b>LOST</b> | Low environmental impact.<br><b>GAINED</b>          |

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An aerial photograph of a town nestled in a valley. The town is surrounded by green fields and is situated at the foot of a range of mountains. Some of the mountain peaks are covered in snow, and there are patches of clouds or mist in the valleys between the mountains. The sky is overcast with grey clouds.

## Context of the conference:

### 1. What opportunities exist for restoration?

*The opportunity to preserve and enhance the historic central cores of our cities and towns,  
... which keep our communities healthy, vibrant, attractive,  
... while preserving natural areas that attract tourists and employees.*



An aerial photograph of a valley. In the foreground, a small town with many houses is visible, surrounded by green fields. In the background, there are dark, forested mountains with some snow on the peaks. The sky is cloudy.

Context of the conference:

## 2. What obstacles impede restoration?

*Local ordinances and regulations that impede restoration in the central core,*

*... and push development to outlying ag and natural lands.*



An aerial photograph of a Montana landscape. In the foreground, a small town with many houses is visible, surrounded by green fields. In the background, there are dark, forested mountains with some snow on the peaks. The sky is cloudy.

**Context of the conference:**

### **3. What policies should Montana implement to seize opportunities?**

*Those that—consistent with the public health and welfare—  
... do away with conventional, post-World War II provisions,  
... which tend to impede traditional development  
typical in Montana's earlier days.*



## ***Where can you find these policies?***

- ***A Critical Analysis of Planning and Land-Use Laws in Montana***, Am Planning Assn, 2001  
<http://www.planning.org/growingsmart/pdf/montana.pdf>
- ***Getting to Smart Growth: 100 Policies for Implementation***, Intntl City/County Mgmt Assn, 2006  
<http://www.smartgrowth.org/pdf/gettosg.pdf>
- ***SmartCode v. 7.0***, Duany Plater-Zyberk & Company, 2005  
<http://www.dpz.com/> - Click on “SMARTCODE”

# ***Thank You***

**Dave Stauffer**  
**Dave Stauffer Consulting**  
**"Connections for progressive land development"**  
**Red Lodge, MT 59068-0727**  
**1-877-724-4668**  
**[Dave@DaveStaufferConsulting.com](mailto:Dave@DaveStaufferConsulting.com)**